

The Deanes, Tiverton, EX16 5GT

Asking Price £149,950

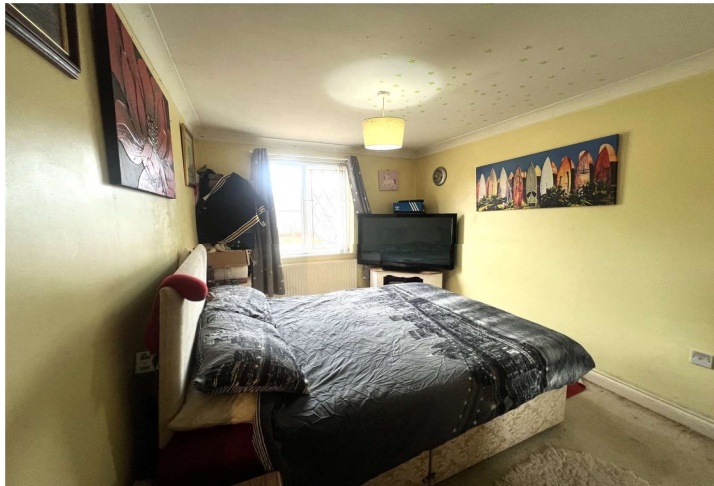
The Deanes is a ground-floor apartment boasting two double bedrooms located close to a number of amenities, including a school and park.

Winkworth

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DESCRIPTION:

The Deanes offers a ground-floor apartment featuring two double bedrooms, open-plan living, and an allocated parking space, making it an ideal choice for both first-time buyers and investors.

Accessed via a communal front door, the property is situated on the ground floor, where its private entrance is located. Upon entering, you're greeted by a spacious hallway with access to all rooms and storage cupboards. The open-plan lounge/dining room, illuminated by two windows, seamlessly connects to the modern kitchen, which is well-equipped and offers space for a washing machine and fridge freezer. The boiler was installed in January 2022 with warranty for 7 years.

Both bedrooms are generously sized doubles, with the larger bedroom featuring a built-in wardrobe. The recently upgraded family bathroom includes a bath with shower over, WC, sink.

Outside, there's off-road parking available for one car.

With the potential to rent at £750 per calendar month, this property presents an excellent investment opportunity or a perfect first-time home.

Services: Mains electric, water and gas.

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Cabinet,

Mobile Signal: You are likely to get good coverage (checked on Ofcom 03.04)

Tenure: Leasehold

Council Tax Band B

Service charge: share of 2024 budget £2060

The property is leasehold 199 years from 1st Jan 2005.

Directions: -

what3words: - scouts.forces.panic



AT A GLANCE:

Ground Floor Apartment

Two Double Bedrooms

Allocated Parking Space

Ample Storage

Amenities Close By

Within Walking Distance Of The Town Centre

PROPERTY INFORMATION:

Leasehold

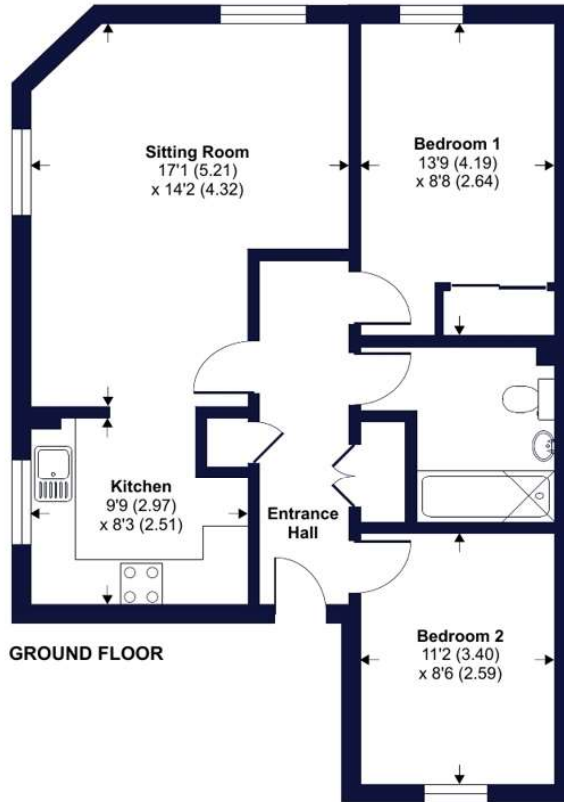
Council tax Band: B

Mains electric, gas, water and drainage.

The Deanes, Tiverton, Devon, EX16

Approximate Area = 667 sq ft / 62 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1105459



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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